

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6874**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 13, 2015** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 a.m. by Chair Paulson.

**ATTENDANCE**

Members Present:

*Joel Paulson, Planning Manager*

*Marni Moseley, Associate Planner*

*Doug Harding, Fire Department*

*Mike Machado, Building Official*

*Trang Tu-Nguyen, Senior Civil Engineer*

**PUBLIC HEARINGS**

**ITEM 1:**     230 Forrester Road  
Architecture and Site Application S-14-076

Requesting approval of a grading permit on property zoned HR-2½. APN 537-22-018.

PROPERTY OWNER: Brad and Melissa Stuart

APPLICANT: Chris Blackwell

PROJECT PLANNER: Marni Moseley

1.   *Chair Paulson* opened the public hearing.
2.   Staff gave report on proposed project.
3.   Applicant was introduced.
4.   Members of the public were not present.
5.   Public hearing closed.
6.   *Machado* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Section 15304 of the State Environmental Guidelines as adopted by the Town; and
  - (b) The project is in compliance with the Hillside Development Standards and Guidelines; and
  - (c) The project is in compliance with the Hillside Specific Plan in that the site is developed as a single family residence on an existing parcel. The proposal is consistent with the development criteria included in the plan; and
  - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7.   *Harding* seconded, motion passed unanimously.
8.   Appeal rights were cited.

**ITEM 2:**     15343 Santella Court (Lot 7)  
Architecture and Site Application S-14-072

Requesting approval to construct a new single-family residence on property zoned HR-2½:PD. APN 527-09-016.

PROPERTY OWNER/APPLICANT: Davidon Homes

PROJECT PLANNER: Marni Moseley

1.   *Chair Paulson* opened the public hearing.
2.   Staff gave report on proposed project.
3.   Applicant was introduced.
4.   Members of the public were present:  
      *Dave Weissman* expressed concerns that the proposed project did not meet statements in the Hillside Development Standards and Guidelines on page 6 and 9, the four oak trees proposed to be removed, and visibility from the valley floor. He also suggested that the house be moved 30-50 feet to the west to reduce the visibility and save the oak trees.
5.   Public hearing closed.
6.   *Tu-Nguyen* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) An Environmental Impact Report (EIR) was prepared for the Planned Development and was certified by the Town Council on December 19, 2005. Required technical reviews (arborist, architect and geotechnical) have been completed for the project and no further environmental analysis is required for this application; and
  - (b) The project is in compliance with the Hillside Development Standards and Guidelines, grading and drainage criteria, allowable floor area, and architectural and landscape design; and
  - (c) The project is in compliance with the Hillside Specific Plan in that it is a single-family residence being developed on an existing parcel. The proposed development is consistent with the development criteria included in the Specific Plan; and
  - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project. The house is well designed, with a clear and distinctive architectural style, authentic details, and high quality materials.
7.   *Harding* seconded, motion passed unanimously.
8.   Appeal rights were cited.

**ITEM 3:**     15445 Los Gatos Boulevard  
Architectural and Site Application S-14-073

Requesting approval to construct an addition and exterior modification to an existing fitness club (Los Gatos Squash Club) on property zoned CH. APN 424-19-068.

PROPERTY OWNER: Goonj LLC  
APPLICANT: Gary Kohlsaas  
PROJECT PLANNER: Marni Moseley

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Harding* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Sections 15301 of the State Environmental Guidelines as adopted by the Town; and
  - (b) That the proposed project is in compliance with the Los Gatos Boulevard Plan; and
  - (c) The project is in compliance with the Commercial Design Guidelines; and
  - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project; and
  - (e) The project is consistent with the Minor Alterations to Commercial Buildings Policy:
    - The application is a replacement of exterior materials, and
    - The addition will result in an increase of less than 5 peak hour trips
7. *Tu-Nguyen* seconded, motion passed unanimously.
8. Appeal rights were cited.

#### **OTHER BUSINESS**

NONE

#### **ADJOURNMENT**

Meeting adjourned at 10:30 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Joel Paulson, Planning Manager

